

DEKALB COUNTY / CITY OF STONECREST COMMENTS / CERTIFICATION:

3418 PLUNKETT ROAD
STONECREST, GA 30038
DEKALB COUNTY
LAND LOT 140, 80th DISTRICT

PROJECT NOTES:

OWNER / DEVELOPER:
Merrit Homes, Inc.
Contact: Olu Adesabi
3069 Iona Court
Shelville, GA 30039
Tel. (404) 200-4960
Email: merrithomes@gmail.com

Carter Engineering Consultants, Inc.
3651 Mars Hill Road
Suite 2000
Watkinsville, GA 30677

Contact: Brian Kinsey, P.E.
Tel. (770) 725-1200
Email: brian@carterengineering.net

Property located at 3418 Plunkett Road, DeKalb County, GA

GENERAL NOTES:

1. ZONING = R-100 (RESIDENTIAL MEDIUM LOT-100)
2. TOTAL ACREAGE = 12.187 ACRES
3. BOUNDARY SURVEY BASED ON A SURVEY BY CARTER ENGINEERING CONSULTANTS, INC. DATED 2/10/21
4. USE OF PROPERTY = SINGLE-FAMILY RESIDENTIAL DWELLINGS
5. ALL LOTS TO BE SERVED BY DEKALB COUNTY WATER & SEWER
6. ALL UTILITIES SHALL BE UNDERGROUND
7. PER NATIONAL WETLANDS INVENTORY, THERE ARE NO WETLANDS LOCATED WITHIN THE SUBJECT PROPERTY.
8. THE RECEIVING WATERS OF THIS PROPERTY IS AN UNNAMED TRIBUTARY TO HONEY CREEK, THE RECEIVING WATER RUN THROUGH THE PROPERTY.
9. THERE ARE NO INERT WASTE BURY PITS LOCATED ON THIS PROPERTY.
10. ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION
11. BUILDING SETBACKS
FRONT SETBACK: 35 FEET
SIDE SETBACK: 10 FEET
REAR SETBACK: 40 FEET
12. PROPOSED ELECTRICAL SERVICE TO SINGLE-FAMILY DWELLINGS SHALL BE UNDERGROUND
13. EX. TREE CANOPY AREA = 9.7 ACRES (422,532 SF)

CLOSURE STATEMENT:

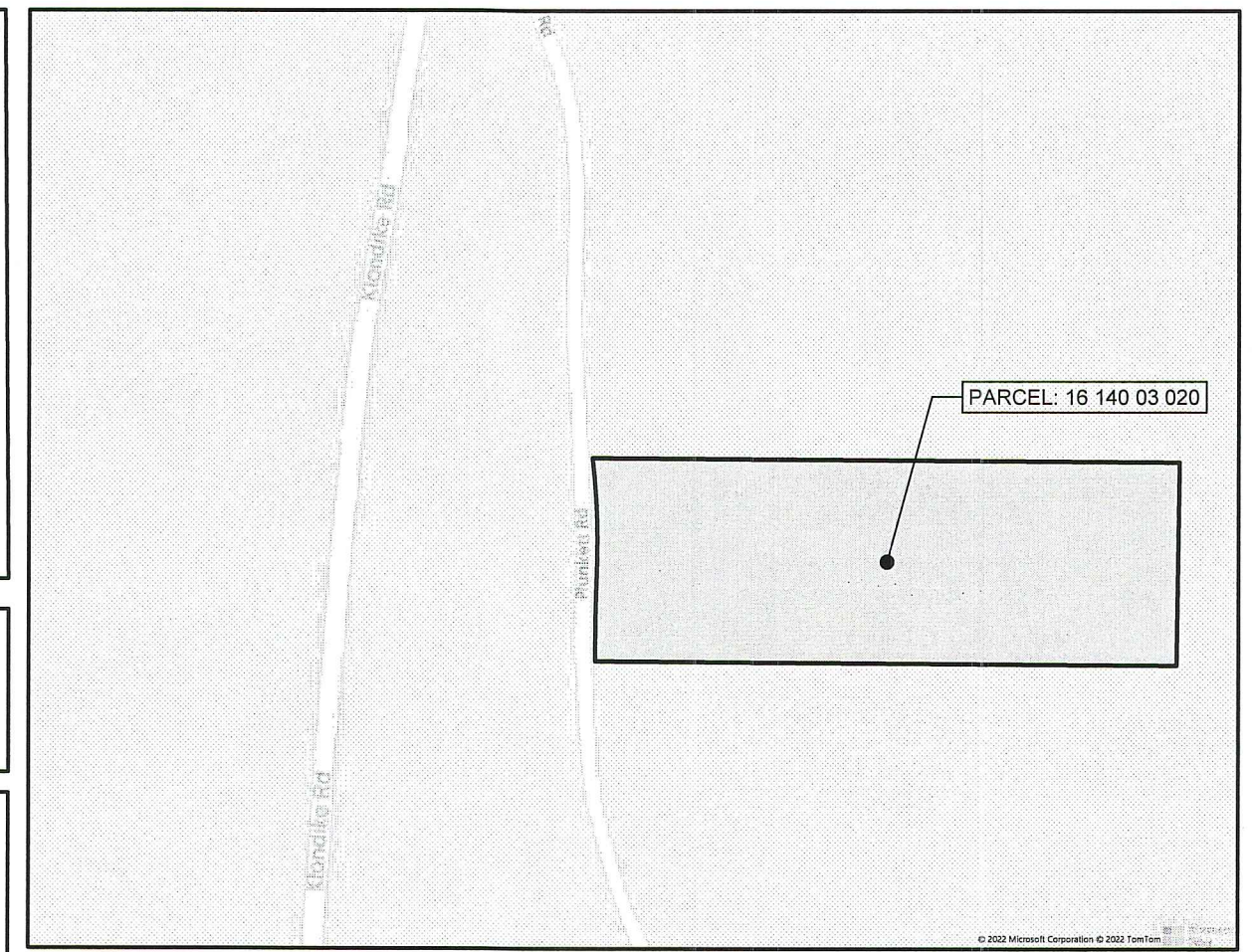
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 54,140 FEET.

SURVEYOR'S ACKNOWLEDGEMENT:

IN MY OPINION, THIS PLAT, DRAWN BY ME OR UNDER MY SUPERVISION, WAS MADE FROM AN ACTUAL SURVEY, AND IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

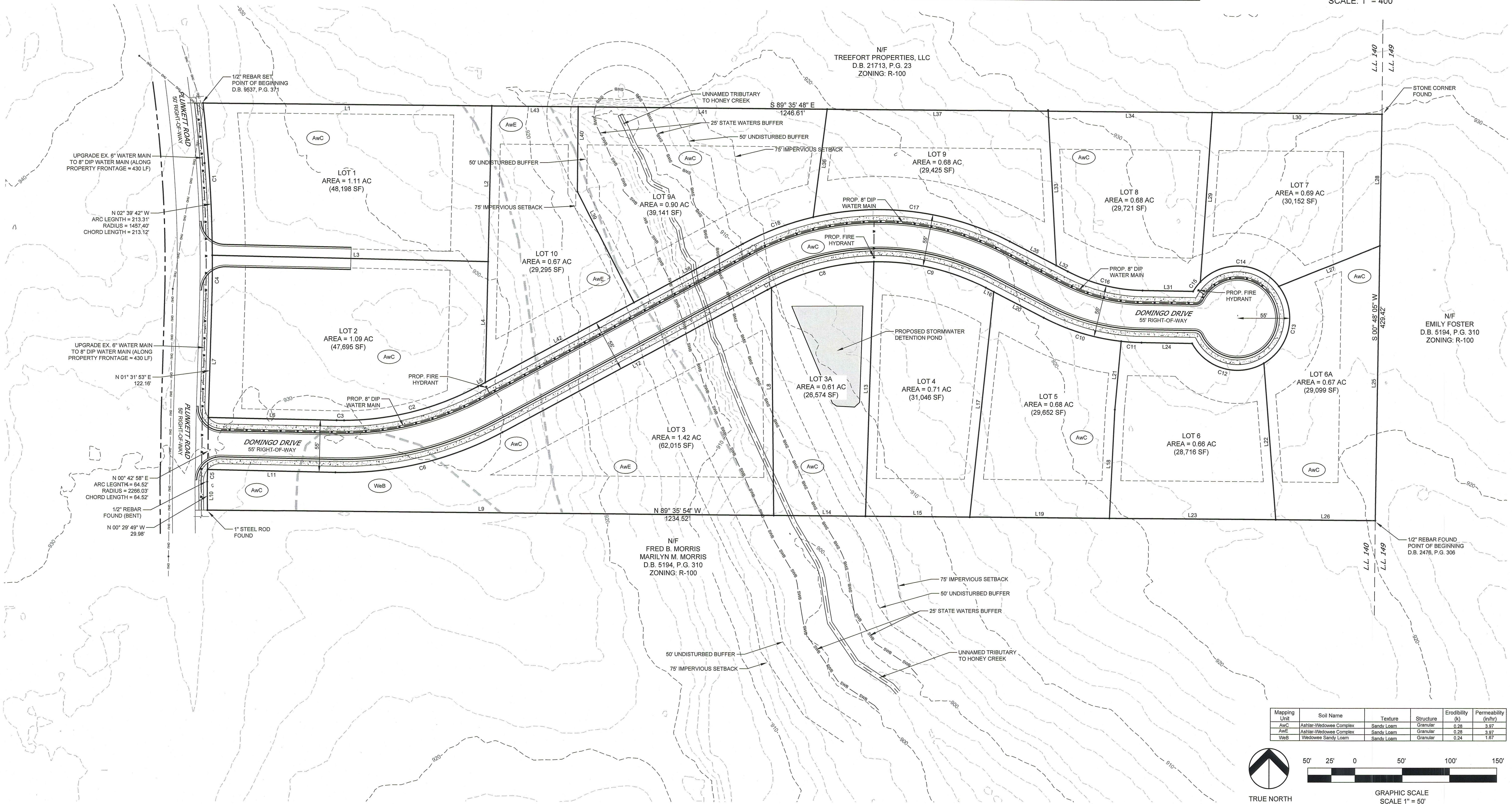
NAME: _____

R.L.S. NO. _____

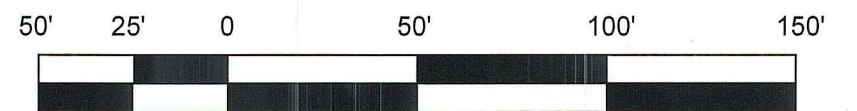
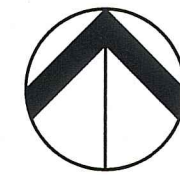


SITE LOCATION MAP

SCALE: 1" = 400'



Mapping Unit	Soil Name	Texture	Structure	Erodibility (K)	Permeability (in/hr)
AwC	Ashlar-Wedowee Complex	Sandy Loam	Granular	0.29	3.97
AwE	Ashlar-Wedowee Complex	Sandy Loam	Granular	0.29	3.97
WeB	Wedowee Sandy Loam	Sandy Loam	Granular	0.24	1.87

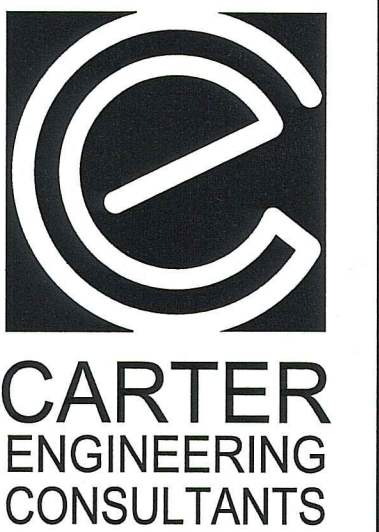
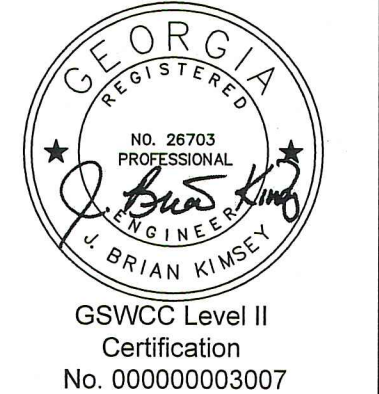


GRAPHIC SCALE
SCALE 1" = 50'

REVISION BLOCK
DATE
DESCRIPTION

A
B

INITIAL SUBMITTAL
06/19/22
ADDRESS STONECREST COMMENTS



Carter Engineering Consultants, Inc.
3651 Mars Hill Road
Suite 2000
Watkinsville, GA 30677
P: 770.725.1200
F: 770.725.1204
www.carterengineering.net

PRELIMINARY PLAT
for
MERRIT CREST AT STONECREST
3418 PLUNKETT ROAD
DEKALB COUNTY, GA

PROJECT NAME:
3418 PLUNKETT ROAD

SHEET TITLE:
PRELIMINARY PLAT

SHEET NUMBER:
C-1

PROJECT NUMBER:
20001MHD

DATE:
05/24/22

LINE TABLE		
LINE	LENGTH	BEARING
L1	305.42'	S89° 35' 48.00"E
L2	164.23'	S1° 10' 29.53"W
L3	291.75'	N88° 49' 36.98"W
L4	127.56'	S1° 10' 29.53"W
L5	8.94'	S61° 36' 23.33"W
L6	135.60'	N88° 52' 39.47"W
L7	118.85'	N1° 31' 53.00"E
L8	240.63'	S0° 43' 49.25"E
L9	598.84'	N89° 35' 54.00"W
L10	29.98'	N0° 29' 49.00"W
L11	135.13'	S88° 52' 45.62"E
L12	317.98'	N61° 36' 23.33"E
L13	268.91'	S1° 44' 04.72"W
L14	97.00'	N89° 35' 54.00"W
L15	110.26'	N89° 35' 54.00"W
L16	9.49'	S62° 49' 39.58"E
L17	239.24'	S5° 54' 39.01"W
L18	114.97'	S2° 41' 20.15"W
L19	147.65'	N89° 35' 54.00"W
L20	69.55'	S62° 49' 39.58"E
L21	72.59'	S5° 08' 37.00"W
L22	165.84'	S4° 28' 52.16"E
L23	175.75'	N89° 35' 54.00"W
L24	53.53'	S89° 02' 03.95"E
L25	290.25'	S0° 48' 05.00"W
L26	105.22'	N89° 35' 54.00"W
L27	114.96'	N68° 03' 38.23"E
L28	139.17'	S0° 48' 05.00"W
L29	179.30'	N3° 49' 52.08"E
L30	179.57'	S89° 35' 48.00"E
L31	53.46'	N89° 02' 03.95"W
L32	13.54'	N62° 49' 39.58"W
L33	163.23'	N3° 10' 51.91"W
L34	173.43'	S89° 35' 48.00"E
L35	55.51'	N62° 49' 39.58"W
L36	114.91'	N7° 12' 14.93"E
L37	233.65'	S89° 35' 48.00"E
L38	130.71'	S61° 36' 23.33"W
L39	131.29'	N27° 16' 56.30"W
L40	89.60'	N0° 22' 19.92"E
L41	263.26'	S89° 35' 48.00"E
L42	178.32'	S61° 36' 23.33"W
L43	91.29'	S89° 35' 48.00"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	160.79'	1457.40'	160.71'	N3° 41' 36"W
C2	147.36'	301.50'	145.90'	S75° 36' 30"W
C3	7.95'	301.50'	7.95'	N89° 38' 05"W
C4	52.51'	1457.40'	52.50'	N0° 29' 57"E
C5	12.84'	2266.03'	12.84'	N1° 22' 10"E
C6	183.62'	356.50'	181.59'	N76° 21' 42"E
C7	4.75'	247.59'	4.75'	N62° 09' 24"E
C8	112.81'	247.51'	111.64'	N75° 44' 31"E
C9	122.66'	247.50'	121.41'	S77° 01' 32"E
C10	86.04'	236.50'	85.57'	S73° 15' 00"E
C11	21.51'	236.50'	21.50'	S86° 16' 38"E
C12	87.70'	55.00'	78.70'	S74° 42' 52"E
C13	93.56'	55.00'	82.68'	N10° 52' 29"E
C14	94.17'	55.00'	83.08'	N86° 54' 28"W
C15	12.55'	55.00'	12.52'	S37° 30' 12"W
C16	82.48'	178.99'	81.75'	N75° 50' 39"W
C17	213.66'	302.91'	209.26'	N83° 03' 50"W
C18	79.69'	302.53'	79.46'	S69° 09' 11"W

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3418 PLUNKETT ROAD
STONECREST, GA 30038
DEKALB COUNTY
LAND LOT 140, 80th DISTRICT

SITE LOCATION MAP

SCALE: 1" = 400'

PLAT APPROVAL:

THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE PLANNING AND ZONING DEPARTMENT FOR THE CITY OF STONECREST, GEORGIA, AND HAS BEEN APPROVED AS REQUIRED BY STATE LAW AND CITY CODES AS MEETING ALL CONDITIONS PRECEDENT TO RECORDING IN THE SUPERIOR COURT OF THIS CIRCUIT.

DIRECTOR, DEPARTMENT OF PLANNING & ZONING

DATE

MAYOR AND CITY COUNCIL APPROVAL:

THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF STONECREST, GEORGIA, AND HAS BEEN APPROVED AS REQUIRED BY STATE LAW AND CITY CODES AS MEETING ALL CONDITIONS PRECEDENT TO RECORDING IN THE SUPERIOR COURT OF THIS CIRCUIT.

DATED THIS DAY OF , 20

MAYOR, CITY OF STONECREST

FLOOD HAZARD:

THE SPECIAL FLOOD HAZARD AREAS (SFHA) SHOWN HEREIN WERE DETERMINED BY THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED HERETO. THE CITY OF STONECREST DOES NOT, BY APPROVING THIS PLAT, WARRANT THEIR ACCURACY, AND DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF FLOOD HAZARD SHOWN WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FURTHER, THE CITY OF STONECREST DOES NOT, BY APPROVING THIS PLAT, NOR ACCEPTING THE PUBLIC IMPROVEMENTS THEREIN, ASSUMES MAINTENANCE OF THE FLOOD CARRYING CAPACITY OF THE FLOOD AREAS OR WATERCOURSES. MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE OWNER(S) OF THE LAND UPON WHICH THEY EXIST. THE OWNER OF A LOT OR PARCEL THAT CONTAINS A FLOOD HAZARD AREA IS REQUIRED TO SUBMIT A SITE PLAN TO THE CITY OF STONECREST PRIOR TO THE INITIATION OF ANY IMPROVEMENTS TO THE LOT OR PARCEL. THE SITE PLAN SHALL INCLUDE THE LOCATION AND ELEVATION OF THE SFHA WITHIN THE LOT OR PARCEL AND THE EXISTING AND PROPOSED IMPROVEMENTS. APPROVAL OF THE SITE PLAN BY THE CITY OF STONECREST IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

FLOODPLAIN NOTE:

ACCORDING TO THE F.I.R.M. OF DEKALB COUNTY, PANEL NUMBER 13089C0186J, DATED MAY 16, 2013, A PORTION OF THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

DRAINAGE:

THE OWNER OF RECORD ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES THE CITY OF STONECREST FROM ANY LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVER, OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY CITY REGULATIONS. THE CITY MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF STAFF AND DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY, OR THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE CONDUCTED FOR THE COMMON GOOD SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF STONECREST NOR ABOGATION OF THE CITY OF STONECREST'S RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTY(IES) OR THE LANDS THAT GENERATED THE CONDITIONS.

*NOTE: STREAM BUFFERS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.

EASEMENT ACCESS NOTE:

CITY OF STONECREST AND DEKALB COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.

DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT:

I CERTIFY THAT THE DEVELOPER HAS COMPLIED WITH THE POTABLE WATER REQUIREMENTS AND THE SANITARY SEWER REQUIREMENTS OF THE COUNTY.

THIS DAY OF , 20

NAME

DATE

NON-CONFORMING LOTS CERTIFICATION:

I, OLU ADEGABI, THE OWNER / DEVELOPER OF THIS PROPERTY, CERTIFY THAT NO LOTS PLATTED ON THIS PRELIMINARY PLAT ARE NONCONFORMING NOR WILL RESULT IN ANY NONCONFORMING LOTS.

THIS DAY OF , 20

NAME

DATE

TREE SURVEY MAP

SCALE: 1" = 100'

OWNER'S ACKNOWLEDGMENT:

"I, OLU ADEGABI, THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY CONVEY ALL STREETS INDICATED AS PUBLIC STREETS AND RIGHTS-OF-WAYS, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS THE CITY OF STONECREST FROM ANY CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON; ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS-DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN; AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS. AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE CITY OF STONECREST SHALL NOT BE LIABLE TO HIMMER, HISHER HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS-DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREETS, CULVERTS, CURBS OR SIDEWALKS. THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENT.

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATED TO CITY OF STONECREST, AS NOTED BELOW, THE COMPLETE OWNERSHIP AND USE OF ALL IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

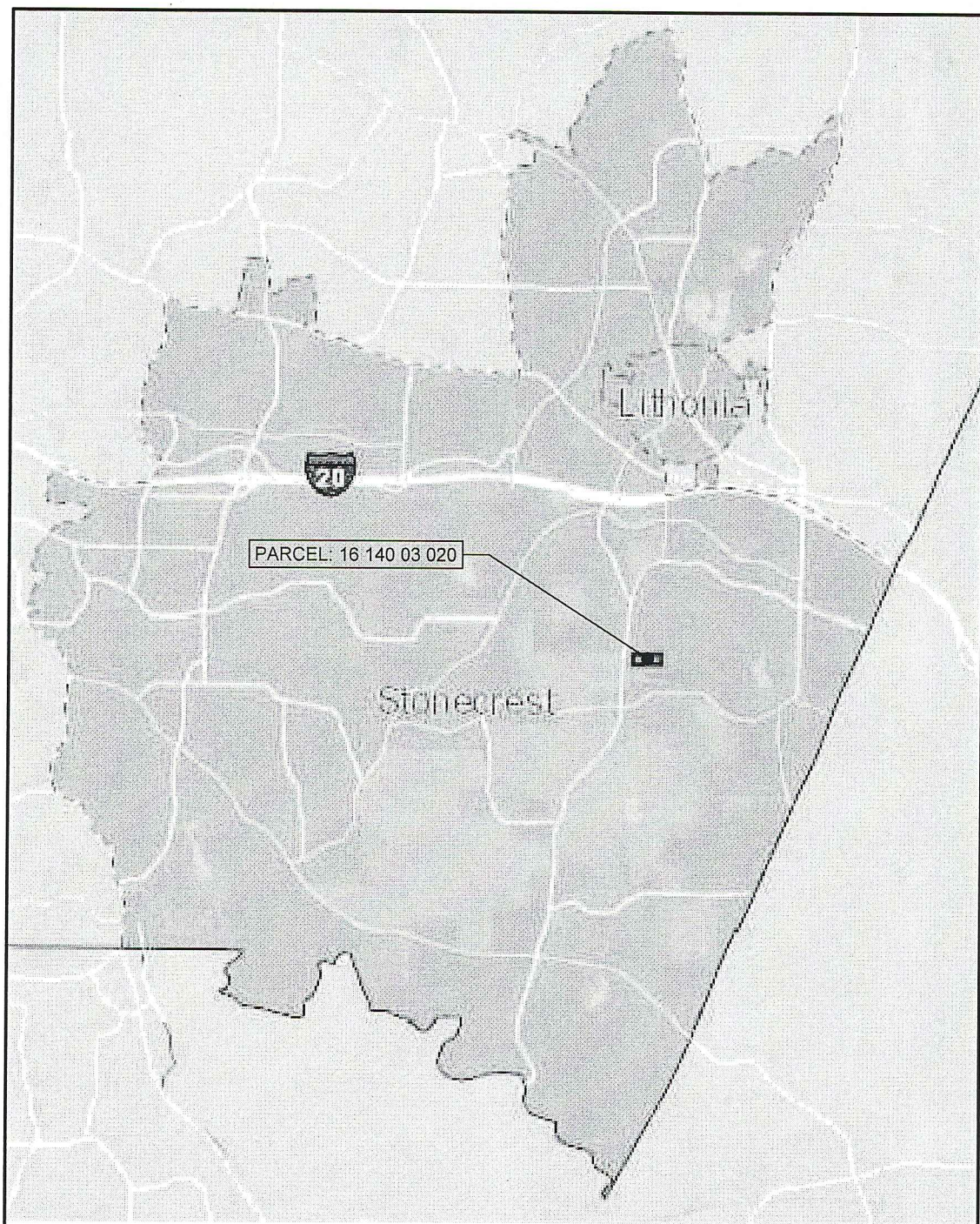
PUBLIC STREET RIGHT-OF-WAY 1.609 ACRES
DRAINAGE EASEMENT = ACRES
PUBLIC ACCESS / PEDESTRIAN EASEMENTS = ACRES
PUBLIC WATER / SEWER EASEMENTS TO DEKALB COUNTY 0.582 ACRES

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HANDS THIS 16th DAY OF June, 2022.

OWNER: 

Seven Perry
NOTARY PUBLIC
Clarke County, GEORGIA
My Commission Expires 01/01/2024

WITNESS: 
NOTARY PUBLIC



CITY OF STONECREST MAP

SCALE: N.T.S.

REVISION BLOCK:		DESCRIPTION
#	DATE	INITIAL SUBMITTAL
A	05/24/22	ADDRESS STONECREST COMMENTS
B	06/16/22	



GSWCC Level II
Certification
No. 000000003007



CARTER
ENGINEERING
CONSULTANTS

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for
MERRIT CREST AT STONECREST
3418 PLUNKETT ROAD
DEKALB COUNTY, GA

PROJECT NAME:

3418 PLUNKETT ROAD

SHEET TITLE:

PRELIMINARY
PLAT

SHEET NUMBER:

C-2

PROJECT NUMBER:

20001MHD

DATE:

05/24/22